Miller Commercial

Chartered Surveyors and Business Property Specialists





ARROW UNIT, UNEEDUS PARK, NEWHAM, TRURO, TR1 3QH

A well presented industrial/office unit with roller shutter doors, two side offices, external office and WC. It benefits from a generous yard/car parking allocation, and Uneedus Park itself is fenced and locked at night.

Subject to Landlord sign off on the design a fence can be erected to provide a secure yard.

Motor trade is not being considered for this unit.

- **WELL LOCATED INDUSTRIAL PREMISES**
- **NEW LEASE OFFERED**
- **894 SQ FT / 83 SQ M**
- **LARGE YARD / CAR PARKING UP TO 20 CARS**
- **CLOSE TO TRURO CITY CENTRE**
- **ENERGY PERFORMANCE ASSET RATING 'E' (104)**

£12,000 Per Annum Exclusive

LOCATION:
Newham lies just outside Truro city centre and is home to numerous national, regional and local occupiers with a range of professional services, trade counters, Royal Mail and car dealerships. Newham is Truro's 'Business District' and has it's own BID Team and website.

DESCRIPTION:
A well presented industrial/office unit with roller shutter doors, two side offices, external office and WC. It benefits from a generous yard/car parking allocation, and Uneedus Park itself is fenced and locked at night.

Motor trade is not being considered for this unit.

LEASE TERMS:
A new 5-year full repairing and insuring lease outside of the provisions of Sections 24 – 28 of the Landlord and Tenant Act 1954 is on offer with other terms to be agreed.

SCHEDULE OF ACCOMMODATION:
All measurements are approximate and are measured under Gross Internal Area:
Left hand unit: 329 Sq Ft / 30.55 Sq M
Right side unit: 343 Sq Ft / 31.90 Sq M
Office 1: 90 Sq Ft / 8.38 Sq M
Office 2: 45 Sq Ft / 6.93 Sq M
Office 3, accessed externally: 45 Sq Ft / 4.16 Sq M
WC: 13 Sq Ft / 1.18 Sq Ft

Total GIA: 894 Sq Ft / 83.1 Sq M

Large yard / car park with space for up to 20 vehicles in tandem.

There is scope for a 40ft long storage container to the rear to form part of the lease if required.

VAT:
All the above prices/rentals are quoted exclusive of VAT.

BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £8,900 for Arrow Unit. To find out how much business rates will be payable there is a business rates estimator service via the website.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is E (104).

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

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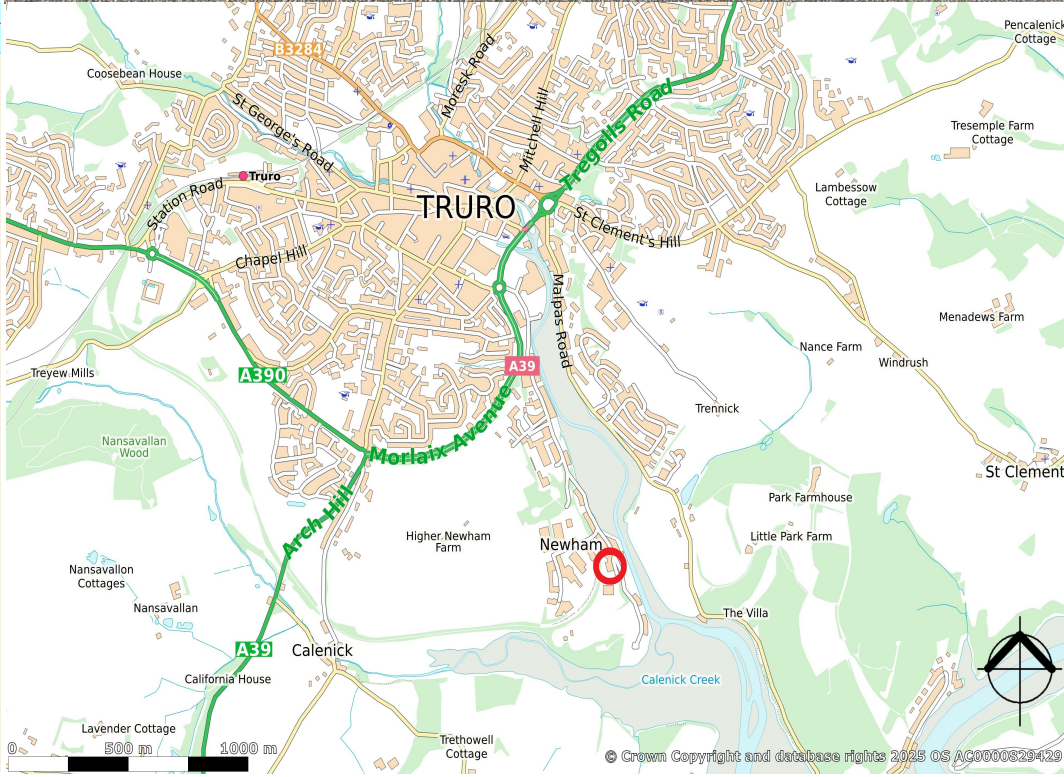









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Sorting Office
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B3284
Coosebean House
St George's Road
Station Road
Truro
TRURO
Moresk Road
Mitchell Hill
Tregolls Road
St Clement's Hill
Chapel Hill
Malpas Road
Pencalenick Cottage
Tresemple Farm Cottage
Lambessow Cottage
Menadews Farm
Nance Farm
Windrush
Trennick
Treyew Mills
A390
A39
Morlaix Avenue
Arch Hill
Nansavallan Wood
Higher Newham Farm
Newham
Park Farmhouse
Little Park Farm
Nansavallon Cottages
Nansavallan
The Villa
Calenick
California House
Calenick Creek
Lavender Cottage
Trethowell Cottage
St Clement
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500 m
1000 m
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Cornwall
Boscastle
Tintagel
Launceston
Camelford
Holsworthy
Okehan
Tavist
Padstow
Wadebridge
Bodmin
Bodmin Moor
CORNWALL
Tamar
R Allen
R Camel
R Tamar
Callington
Liskeard
Saltash
Newquay
Lostwithiel
Looe
Fowey
Torpoint
Plym
CITY OF PLYMOUTH
Whitsand Bay
St Austell
Truro
Probus
Redruth
St Ives
Camborne
Hayle
Penryn
St Just
Helston
Penzance
St Mawes
Falmouth
Falmouth Bay
Mount's Bay
Land's End
Lizard Point
Lizard
A30
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A38
A386
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